

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Columbia Street, Oakleigh South Vic 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,302,500 Property Type House Suburb Oakleigh South

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Silvan St OAKLEIGH SOUTH 3167	\$1,002,000	18/04/2026
2	20 Tammany Dr CLARINDA 3169	\$1,055,000	18/04/2026
3	47 Washington Dr OAKLEIGH SOUTH 3167	\$1,100,000	12/04/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/05/2026 10:02



 3
  1
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

March quarter 2026: \$1,302,500

Comparable Properties



6 Silvan St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 3
  1
  2

Price: \$1,002,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 534 sqm approx



20 Tammany Dr CLARINDA 3169 (REI)

Agent Comments

 3
  1
  2

Price: \$1,055,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)



47 Washington Dr OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 3
  1
  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 12/04/2026

Property Type: House (Res)

Land Size: 637 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222